

## RESOLUTION NO. 13-13

### RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION APPROVING PUD #10-A-MAJOR MODIFICATION #1 SAINT LEO UNIVERSITY CAMPUS MASTER PLAN RELATED TO EXPANSION OF THE CAMPUS BOUNDARY AND UPDATING THE PROJECTS LIST AND PUD DATA TABLE.

WHEREAS, a Planned Unit Development (PUD) application (PUD #10-A) was filed by a by Saint Leo University, Inc. to approve a campus master plan (154.29+/- acres) for the University and said PUD was approved on June 4, 2010, and

WHEREAS, Planned Unit Development (PUD) Minor Modification applications (PUD #10-A, Minor Modifications #1, #2, #3 and #4 were filed by Saint Leo University, Inc. to approve minor modifications to previous PUD projects, and said Minor Modifications were approved by the Town Commission, and

WHEREAS, Saint Leo University, Inc. has submitted an application to approve a major modification to expand the campus boundary, and update the projects list and PUD data table, and

WHEREAS, a public meeting was held on August 12, 2013, on the request by Saint Leo University to expand the campus boundary, and update the projects list and PUD data table, before the Town of St. Leo Town Commission which gave full and complete consideration to the recommendations of the staff and evidence presented at the meeting.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF ST. LEO TOWN COMMISSION:

#### SECTION A. REQUEST

PUD Major Modification #1 relates to the following:

1. Expand the campus boundary (21+/- acres) to include the Holy Name Academy property, thereby, enlarging the campus size from 154.29+/- acres to 175.36+/- acres.
2. Changing the location of the Plant Operations project.
3. Updating the Current and Long Range projects list.
4. Updating the PUD data table to reflect the expanded campus.

#### SECTION B. FINDINGS AND CONCLUSIONS

The proposed PUD Major Modification #1 is consistent with PUD #10-A, PUD#10-A Minor Modifications #1-#4, and the Town of St. Leo Comprehensive Plan and Land Development Code as evaluated in the staff report prepared for the August 12, 2013 Town Commission meeting (Exhibit A).



### SECTION C. EXHIBIT A

The following documents are attached to this resolution and incorporated herein by reference:

1. Town Staff Report with exhibits and Applicant's application and supporting documents.

### SECTION D. TOWN COMMISSION DECISION

The Town Commission of the Town of St. Leo APPROVES PUD #10-A Major Modification #1 to the Saint Leo University Campus Conceptual Master Plan PUD as submitted and attached as Exhibit A; and that the proposed Major Modification #1 will be consistent with the previously approved PUD #10-A, subsequent minor modifications, and the Town's Comprehensive Plan and LDC provided the following conditions are met:

1. All conditions of approval for PUD #10-A and Minor Modifications #1-#4 remain in effect.
2. Pursuant to this PUD Major Modification #1 approval, all site specific development plans for the future projects shown on Sheets PUD-1 and PUD 1-A will be reviewed pursuant to Section 10.5 General Site Plan Review Procedures. Final decision on these site plan reviews, including any minor PUD modifications, shall be conducted by the Town Commission at a regularly scheduled Town Commission meeting. Any site plans requiring a major PUD modification (pursuant to Section 10.10 Modifications) and/or variances will require public hearings pursuant to the LDC, Articles VIII and IX, respectively.
3. The approval of the PUD #10-A Major Modification #1 is valid for the same time frame as PUD #10-A (until June 4, 2020). Any change in the physical location of any of the projects identified in the application are deemed to be a minor PUD modification (pursuant to Section 10.10) provided there is no increase in project building square footage of fifty (50) percent or more.

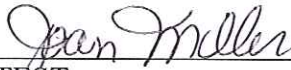
### SECTION E. TOWN COMMISSION MOTION

The foregoing resolution was adopted by the St. Leo Town Commission vote as follows:

John "Jack" Gardner, Mayor  
Donna DeWitt, O.S.B.  
James Hallett, O.S.B.  
Robert Inslee  
James Wells



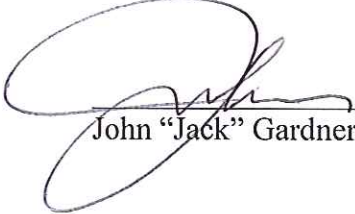
DULY PASSED AND ADOPTED this 12<sup>th</sup> day of August, 2013. This approval is valid for the same time frame as PUD #10-A (until June 4, 2020).



ATTEST:

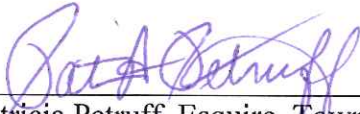
JOAN MILLER, MMC, TOWN CLERK

MAYOR, TOWN OF ST. LEO



John "Jack" Gardner

Approved as to form by:



Patricia Petruff, Esquire, Town Attorney



**EXHIBIT A**  
**Staff Report and Applicant's Submittal Documents**





Town of St. Leo

**STAFF REPORT**  
**Saint Leo University Campus Master Plan**  
**PUD #10-A**  
**Major Modification #1**  
**Town Commission Meeting August 12, 2013**

**Applicant:** Saint Leo University, Inc.

**Representative:** Jeanne Plecenik

**Request:** Saint Leo University Campus Conceptual Master Plan PUD Major Modification #1: Approval to add the property previously owned by Holy Name Academy (21+/- acres, including portions of Lake Jovita) as part of the West Campus. In addition, this modification updates the current project list to construct a new Plant Operations building at the southwest corner of the West Campus, and updating the current, long range and completed projects lists.

**Location/Legal Description:** The University campus is comprised of two separate tracts: East Campus and West Campus totaling 175.36+/- acres. The Pasco County Property Appraiser folio numbers for each campus tract are as follows:

- East Campus: 01-25-20-0000-00100-0010, 01-25-20-0000-03000-0000, 01-25-20-0000-02900-0000, 01-25-20-0000-03000-0012, 01-25-20-0000-03000-0020 and 06-25-21-0000-00300-0010.
- West Campus: 01-25-20-0000-02300-0000 (new tract), 01-25-20-0000-02300-0010 and 01-25-20-0000-02300-0020

See Exhibit A and PUD-1 and PUD-1A.

**Land Use Designation:** Institutional and Permanently Open Land

**Zoning:** Institutional, Business and Permanently Open Land

**PUD Application Overview**

The University is comprised of a West Campus (41.95+/- acres) and an East Campus (133.4+/- acres) for a total campus area of 175.36 acres (Exhibit B). Lake Jovita encompasses 19.13+/- acres of the total campus area. The two campus areas are bisected by property owned by the Order of St. Benedict of Florida, which is comprised of the historic St. Leo Hall, Church of Holy Cross and Carmel Covenant buildings.



The West Campus is currently comprised of Marmion Center (performing arts) and Marmion and Synder Halls (student residences) and the addition of the previous Holy Name Academy property, which includes the Monastery and related accessory structures. The Benedictine Sisters of Florida will continue to utilize the Monastery property until their new facility is constructed at the southeast corner of S.R.52 and Wichers Road. The Monastery accessory structures (garage, storage building, unassigned buildings and lake house) will continue to be utilized for their current uses. No specific use has been identified at this time for the Monastery once it is vacated.

The East Campus (main campus) is comprised of numerous classroom buildings, administrative offices, plant operations, student housing, indoor and outdoor sports facilities, and parking areas and a parking garage. The current full time and part-time student enrollment is 2,412 and projected future enrollment (2017) is 2,700. Current on-campus student residences contain 1,527 beds.

The Town Commission approved the Saint Leo University Campus Master Plan on June 4, 2010 (PUD #10-A). The PUD approval included the entire existing campus and conceptual plans for six (6) proposed projects. This approval incorporated all previous PUD approvals: PUD 02-A (Student Housing) and PUD 06-A (McDonald Center) and site plan approval for SPR#05-A (Plant Operations/Tennis Courts). The PUD approval is valid for ten (10) years (June 4, 2020).

The Major Modification also provides an update of long-range and current projects. The following are current approved PUD projects that have been completed or are under construction (see sheet PUD-1 for locations):

- School of Business (SPR#10-B): The project consists of a new academic building to house the School of Business, an executive lecture hall and reception hall which together are intended to accommodate community and business meetings. The building is three-stories and total building square footage is 49,950 square feet and was completed in 2011.
- Construction of the intramural field (now referred to as the NCAA sports field) with lights (SPR#11-C), which was completed in 2012.
- New softball stadium/parking lot (SPR#10-C): The project consists of a new softball complex with sports turf grass, synthetic clay, an underground drainage system and a press box with a team locker room below. The stadium, built into the natural slope, accommodates 344 spectators. This project also includes 170 parking spaces. This project was completed in 2011.
- Two new residence halls to accommodate 162 beds (SPR#11-B). This project was completed September 2012.
- Construction of the Practice Field (now referred to as the Intramural Field) located in the northeast corner of the campus (SPR/VAR#11-A). This project has been completed.
- Soccer/Lacrosse Field and parking garage (SPR/VAR#11-F): The project consists of a parking garage to be constructed partially underground where the existing soccer field is located and provide 526 spaces. A new soccer/lacrosse field will be placed on top of the garage. This project was completed November 2012. As part of the approval for this project, 17.73 acres of the adjacent wetland was dedicated as permanent open space.
- Reclaimed water storage pond (SPR#12-A): This project was approved in July 2012 and will allow the University to tie into Pasco County's reclaimed water system. The pond is located



east of the tennis courts. This is a joint Saint Leo University, Pasco County, and SWFWMD project designed to help conserve water resources. The County's reclaimed water line is located along the north side of S.R. 52 and currently terminates at the Lake Jovita development entrance. This project will continue the line from that point to the proposed reclaimed water storage pond. From there the reclaimed water will be pumped to the irrigation well and tied into the irrigation system. Construction is underway and completion is anticipated before the end of this year.

The existing development on the new West Campus addition is depicted on PUD-1A, which also shows the location of the proposed new Plant Operations building (office and warehouse). The University has submitted a site and landscape plan review application for this project (SPR#13-B).

In addition, the proposed Major Modification includes an updated PUD data table (Sheet PUD-2) to reflect the addition of the new property and update current and long-range project lists.

### **PUD Master Plan Major Modification #1 Analysis**

The following table provides a comparison of the original PUD #10-A data and proposed PUD Major Modification #1 with LDC and Comprehensive Plan requirements based on the PUD-2 data sheet.

**TABLE A**  
**Comparison of Existing and Proposed to Institutional District/LDC/Comprehensive Plan Requirements**

LDC Regulations	LDC Requirements	Original PUD #10-A 2010 Data	Proposed Major Modification #1 Data Since 2010
Campus Area (land/water)	No Minimum	154.29 <sup>1</sup>	175.36 <sup>1</sup>
Gross Building Square Footage (Existing/proposed)	Maximum 2,352,305	667,002	919,737
Maximum FAR	0.35	0.10	0.12
Maximum ISR	50%	15.9%	19.7%
Minimum Open Space <sup>2</sup>	50% (78.12 acres)	82.4% (115.1 acres)	69.4% (121.73 acres)
Minimum Dedicated Open Space (incl. POL district)	25% <sup>3</sup> (19.53 acres)	59.7% (41.7 acres)	62% <sup>3</sup> (48.32 acres)
Required Parking (0.5 space/student) <sup>4</sup>	1,206	1,073	1,206
Existing/Proposed Parking	N/A	1,146	1,889
Percentage Grass Parking	Maximum 25%	4.7% (54 spaces)	0 spaces

Notes:

<sup>1</sup> Lake Jovita acreage: PUD 10-A: 14.95 acres; Major Modification #1: 19.13 acre.

<sup>2</sup> The Town of St. Leo Comprehensive Plan requires property designated with the Institutional land use category to have a total of fifty (50) percent open space (excludes Lake Jovita-19.13 acres). Therefore, 78.12 acres of open space  $[175.36 - 19.13 = 156.23 \text{ acres} \times 0.50]$  is required.

<sup>3</sup> The Comprehensive Plan in 2010 required 25% of required open space to be dedicated as permanent open space. The current Comprehensive Plan requires property designated with the Institutional land use category to have environmentally sensitive lands (as defined in the LDC), be protected by a permanent open space easement or covenant, and ultimately be designated with the Permanently Open Land (POL) or Conservation (CON) land use



category. The Campus has 30.3 acres of wetlands and all have been dedicated as permanent open space or designated POL. Dedicated open space includes 23.33 acres of previously dedicated open space plus the 17.73 acre wetland dedicated for the Soccer Field project and 7.26 acres of land designated POL.

<sup>4</sup> Current 2012 student enrollment (full/part time) is 2,412 and projected 2017 enrollment (full/part time) enrollment) is 2,700. Based on existing student enrollment (requiring 1,206 parking spaces) and proposed future student enrollment (requiring 1,350 parking spaces), the PUD meets the parking requirement.

The following provides an analysis of Major Modification #1 relative to LDC Sec. 10.9 PUD Development Guidelines.

1. Location: PUDs should be located on or have direct access to an arterial or collector road, with minimum impact on residential local roads.

*The PUD modification is a 21+/- acre addition to Saint Leo University campus. The campus, including the new addition has direct access and frontage along S.R. 52, which is an arterial roadway. The West Campus and East Campus each have one driveway on S.R. 52. The campus has its own internal roadway system, which includes a frontage road parallel to S.R 52 that connects both campuses. No internal roads impact residential streets.*

2. Size: All lands in the PUD must be contiguous. An existing public road through the property shall not be deemed to divide the PUD area.

*The Saint Leo University campus is bisected by an intervening tract of land owned by the Order of St. Benedict of Florida. Therefore, not all land within the PUD is contiguous. Although there is physical separation, the campuses are connected via the S.R. 52 frontage road. Given the characteristics of university campuses, non-contiguity is not an issue.*

3. Compatibility: The proposed PUD shall be compatible with adjacent land uses or zoning districts, or shall achieve compatibility through special design characteristics and buffers between incompatible uses to minimize differences between the proposed and existing surrounding land uses or zoning districts.

*The proposed modification and Plant Operations project are an integral function of the Saint Leo University campus. Therefore, the use is compatible and consistent with the surrounding campus uses, the uses permitted in the Institutional land use category and the Institutional zoning district. Except for Marmion Hall and the existing Monastery, all buildings which front on S.R. 52 are buffered via landscaping and fencing. The proposed Plant Operations building will be required to meet S.R. 52 landscape and design standards. A majority of campus buildings are located interior to the campus and do not border adjacent non-university properties.*

4. Open Space and Recreation Area: The applicant shall indicate who will be responsible for the maintenance of any open space or recreation areas within the PUD. The open space shall be protected by covenants running with the land, conveyances, or dedications.

*The Town of St. Leo Comprehensive Plan requires property designated with the Institutional land use category to have a total of fifty (50) percent open space (excludes*



Lake Jovita-19.13 acres). Therefore, 78.12 acres of open space [ $175.36-19.13 = 156.23$  acres  $\times 0.50$ ] is required.

*The Comprehensive Plan in 2010 required 25% of required open space to be dedicated as permanent open space. The current Comprehensive Plan requires property designated with the Institutional land use category to have environmentally sensitive lands (as defined in the LDC), be protected by a permanent open space easement or covenant, and ultimately be designated with the Permanently Open Land (POL) or Conservation (CON) land use category. The Campus has 30.3 acres of wetlands and all have been dedicated as permanent open space or designated POL (Exhibit A). Dedicated open space includes 23.33 acres of previously dedicated open space plus the 17.73 acre wetland dedicated for the Soccer Field/parking garage project and 7.26 acres of land designated POL.*

*It is noted that the University has submitted a tree survey of the West Campus. This will be utilized in any future development that would entail tree removal. The Plant Operations project does not require any tree removal.*

5. Streets and Internal Transportation System: Streets shall be designed and constructed in accordance with the provisions of the Town of St. Leo Subdivision Regulations, with such modifications as may be approved as part of the plan submitted at all phases of Town review. Connection of the internal street system to the public road and highway network (via connectors of adequate design, construction, and capacity) shall be the responsibility of the developer and any required improvements shall be included in the PUD plans.

*The existing and proposed circulation pattern utilizes two existing driveways on S.R. 52 for access. All campus buildings and activity areas will be accessed by internal roadways. The proposed modification could generate any additional traffic, and thereby future traffic analysis may be warranted, if campus enrollment exceeds projected 2017 level.*

6. Principal Vehicular Access Points: Principal vehicular access points to the PUD shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards for vehicular or pedestrian traffic. Acceleration, deceleration, and turn lanes and similar improvements may be required where existing or anticipated heavy traffic flows indicate a need for such improvements.

*The existing and proposed circulation pattern utilizes the existing S.R. 52 East Campus driveway and existing West Campus driveway for access (Marmion-Snyder S.R. 52 driveway). The two campuses are connected by a campus frontage road that parallels S.R. 52. This frontage road also provides access to the Order of St. Benedict property.*

7. Surface Water Management (including drainage): The surface water management plans for the PUD shall be approved by the Town Engineer and other State/Federal agencies having jurisdiction.

*The proposed Plant Operations project will require stormwater. All previous campus development has received SWFMWD permits or exemptions.*



8. Utilities and Services: The applicant shall provide for water and sewer facilities approved by the Town and the Pasco County Health Department, the Pasco County Utilities Division, and/or the Florida Department of Environmental Protection (DEP). The developer shall provide for all necessary solid waste disposal and other public or private utilities or service required.

*Saint Leo University, Holy Name Monastery and Order of Saint Benedict Monastery (including the Abbey golf course) are served by private water wells and sewer system. The Saint Leo University water permit (No. 20002296.008) is for an annual average of 243,100 gpd (with peak monthly allocation of is 380,500 gpd) with a permit expiration date of August 8, 2019. The Abbey golf course water permit (No. 20012784.001) is for an annual average of 174,500 gpd (with a peak month allocation of 432,800 gpd) with a permit expiration date of May 9, 2015. Water service for the proposed Plant Operations facility will be provided by the City of San Antonio.*

*The University owns the sewer forced main, which handles all sewage from the north side of S.R. 52 and the Abbey golf course on the south side. The forced main is connected to the County system and the County bills the University based on volume. The University prepared a Master Sewer Plan in 2011, which was reviewed and approved by the County; therefore, there are no capacity issues.*

*There are adequate on-campus water and wastewater facilities to accommodate the uses, classrooms and current and projected on-campus student housing population.*

*As noted previously, the University, in conjunction with the County and SWFWMD, are constructing a reclaimed water pond to utilize for campus irrigation, thereby significantly reducing well water usage.*

9. Lake Jovita/S.R. 52 Visual Corridor: It is important to insure that the relationship between the view sheds of the unique hillside topography and natural landscape along State Road 52 and Lake Jovita, and the views of the historic St. Leo Abbey and Bell Tower, are preserved and protected. Factors to be considered in evaluating the impacts of development within a view shed include, but are not limited, to the following:

- Siting, massing and height of buildings and structures within the view shed.
- The relationship between the natural landscape and man-made features relative to massing, shapes, textures and contrast.
- The impact of altering the hillside topography and/or the relationship between the forested tree canopy and skyline.
- The location of the site relative to the view shed, topography and distance to the viewer.

*Except for Marmion Hall and the existing Monastery, all buildings which front on S.R. 52 are buffered via landscaping and fencing. The proposed Plant Operations building will be required to meet S.R. 52 landscape and design standards. A majority of campus buildings are located interior to the campus and do not border adjacent non-university properties. It is noted that all newer campus buildings (since 2010) are designed in a Mediterranean style architecture, which is compatible with the historic Abbey.*



Based on the above analysis, the PUD substantially meets the development guidelines.

### Consistency of the proposed development with the goals, objectives and policies in the Comprehensive Plan

*The proposed expansion is consistent with and furthers the objective of FLUE Policy 1.3.1.*

*“Institutional uses shall include colleges, universities, religious facilities, public and private schools, and public/semi-public uses. Lands devoted to these uses should be designated with the Institutional land use category.”*

*In addition, the Institutional land use category requires minimum open space and minimum required dedicated open space to maintain the open character of the Town and ensure compatibility with adjacent uses. As noted previously, the PUD exceeds open space requirements.*

### Conformity/Nonconformity Issues

There were a number of nonconformities associated with the original PUD#10-A that related to existing development prior to adoption of the LDC. These nonconformities include the following:

1. The existing Music Building is set back 19+/- feet from the western East Campus boundary. The proposed new Music Building (long range project) will be required to meet the fifty (50) foot setback requirement.
2. The existing Cannon Library building is set back 31+/- feet from the western East Campus boundary. Only renovations (no additions) to the library are being proposed; therefore no variance is required.
3. The following parking lots are nonconforming to current landscape requirements (Exhibit B):
  - a. East Campus: Lots D, E, F and I.
  - b. West Campus: Lot A, which also encompasses the new Monastery property.

It is noted that these lots are not required to be complaint until future construction related to these lots is proposed, which could trigger full compliance per the LDC.

The following East Campus parking lots are conforming to current landscape requirements: Lots A, B, C G and H, and parking garage (Exhibit B).

The addition of the Monastery property does not create any nonconformity to building setbacks; however, there is a legal nonconformity to landscape S.R. 52 buffer requirements. Any modification to the Monastery building could trigger landscape compliance.



### Staff Recommendation

The staff recommends APPROVAL of Major Modification #1 to the Saint Leo University Campus Conceptual Master Plan PUD as submitted and attached to this report (Appendix A). The proposed Major Modification will be consistent with the previously approved PUD #10-A, and the Town's Comprehensive Plan and LDC provided the following conditions are met:

1. All conditions of approval for PUD #10-A and Minor Modifications #1-#4 remain in effect.
2. Pursuant to this PUD Major Modification #1 approval, all site specific development plans for the future projects shown on Sheets PUD-1 and PUD 1-A will be reviewed pursuant to Section 10.5 General Site Plan Review Procedures. Final decision on these site plan reviews, including any minor PUD modifications, shall be conducted by the Town Commission at a regularly scheduled Town Commission meeting. Any site plans requiring a major PUD modification (pursuant to Section 10.10 Modifications) and/or variances will require public hearings pursuant to the LDC, Articles VIII and IX, respectively.
3. The approval of the PUD #10-A Major Modification #1 is valid for the same time frame as PUD #10-A (until June 4, 2020). Any change in the physical location of any of the projects identified in the application are deemed to be a minor PUD modification (pursuant to Section 10.10) provided there is no increase in project building square footage of fifty (50) percent or more.

This report has been prepared by:



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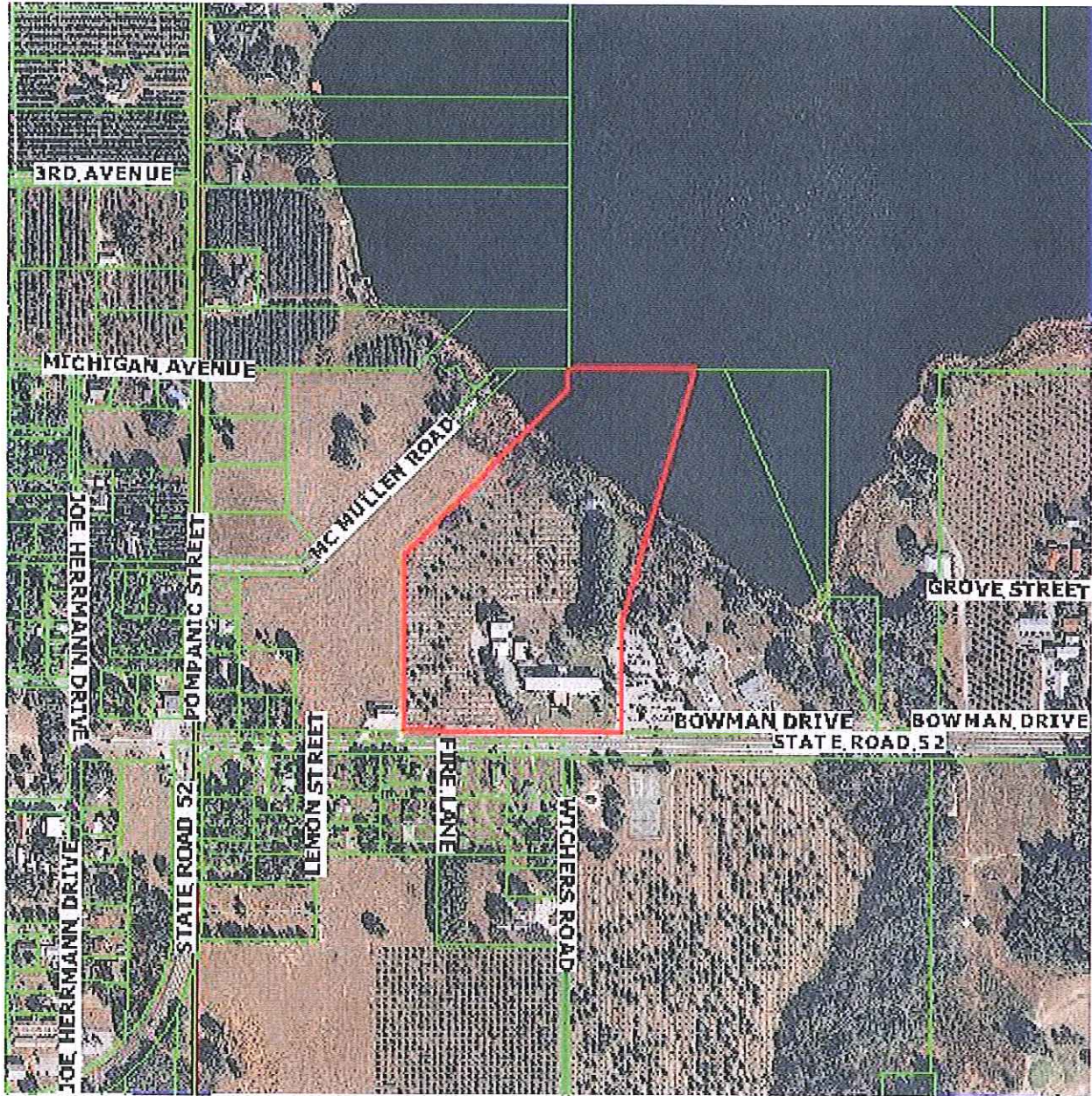
Jan A. Norsoph, AICP  
Engelhardt, Hammer & Associates, Inc.  
Town of St. Leo Planning Consultant

*Engelhardt, Hammer & Associates reserves the right to update this report upon becoming aware of new or updated information.*



# EXHIBIT A

New West Campus Addition (red outline)





**EXHIBIT B**  
**Saint Leo University Aerial**





West Campus Major Building Number, Name

1. Marmion - Snyder Hall
2. Marmion Center (Admissions Department)
3. Monastery
4. Plant Operations
1. St. Edward Hall
2. Student Housing Buildings
3. Canon Memorial Library
4. Student Activities Building
5. Student Community Center
6. Student Housing Buildings
7. Henderson Hall

East Campus Major Building Number, Name

8. Roderick Hall
9. Marion Bowman Activities Center
10. New Softball Stadium (2010)
11. School of Business (2011)
12. Practice Field (2011)
13. Intramural Field (2011)
14. Soccer / Lacrosse Fields / Parking Garage (2011)
15. Reclaimed Water Pond
16. DeChantal Hall
17. Music Department
18. Julia Lewis Hall
19. Benoit Hall

West Parking Lot

- Parking Lot A

East Parking Lots

- Parking Lot A
- Parking Lot B
- Parking Lot C
- Parking Lot D
- Parking Lot E
- Parking Lot F
- Parking Lot G
- Parking Lot H
- Parking Lot I

Exhibit A  
Saint Leo  
University Campus



0 400 Feet

Source: FDOT 2011 Aerial

ENGELHARDT, HAMMER & ASSOCIATES  
Land Planning - GIS - Expert Testimony  
P.O. Box 759, Odessa, FL 33556  
Telephone (813) 893-8100, Fax (813) 893-8659



## **APPENDIX A**

### **PUD Major Modification Application Submittal Documents**

- Application/Narrative
- PUD Cover Sheet
- PUD-1
- PUD-1A
- PUD-2





APPLICATION FOR PLANNED UNIT DEVELOPMENT REVIEW  
BY THE ST. LEO TOWN COMMISSION

NOTE: All applications are to be filled out completely and correctly, and submitted in person (no fax or deliveries) to the Town Clerk by the scheduled deadline date. It is necessary for the applicant or the applicant's representative to be present at the meeting. No revisions to the Planned Unit Development (PUD) plan application will be processed later than 21 days prior to the scheduled Town Commission meeting. The Public Hearing will be conducted pursuant to Quasi-Judicial Proceedings.

Note: it is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.

Applicant (Title Holder(s)) Saint Leo University

Address 33701 State Road 52, Saint Leo, Florida Zip 33574 Phone/Fax 352.588.8215/352.588.8511

Representative (Owner Authorization Affidavit is required) N.A.

Address N.A.

Zip \_\_\_\_\_ Phone/Fax \_\_\_\_\_

Architect/Engineer Lunz Prebor Fowler Architects

Address 58 Lake Morton Dr., Lakeland, Florida Zip 33801 Phone 863.682.1882

When Property Title Obtained September 2012

Legal Description see attached drawings.

PIN Number(s) [County] 01-25-20-0000-02300-0000

General Location (Address) 33701 State Road 52, Saint Leo, Florida 33574

The applicant, by filing this application agrees he/she will comply with all requirements of the Town of St. Leo Land Development Code (LDC). Three (3) copies of the application, narrative and proposed PUD plans/building elevations is to be submitted for a determination of application sufficiency with PUD submittal requirements pursuant to the LDC. Upon a determination of completeness, two sets of the application and proposed PUD site plans/building elevations are to be submitted. Please note: If trees are proposed to be removed, then a tree survey for all trees over 5" d.b.h. on site may be required if deemed applicable by staff.

FEE: The applicant will be billed for the actual expenses related to the Town of St. Leo's Planning Consultant and other Town of Leo staff review of the application. This may include, but not be limited to, time spent reviewing the application for completeness, site inspection, preparing a report to the Town Commission, telephone conversations and/or written correspondence to the applicant, attending any meetings with the applicant and attending public hearings. The Town Commission may request an advanced partial payment based on an estimate of the Planning Consultant's fees and expenses.

Signature \_\_\_\_\_

Title Holder(s)/Owner(s) \_\_\_\_\_

REQUEST: (Explain proposal in detail): use additional sheets if necessary See attached.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## PUD Major Modification Narrative

This Major Modification to the University's PUD is to show the additional property purchased from the Holy Name Monastery, to serve to update the overall campus plan, and to update the Land Development Code data.

This property includes six structures, the main monastery building, maintenance building, storage building, repair garage, an unassigned building, Lake House, and carport. The Holy Name Monastery is leasing the main Monastery building and carport until their replacement building is completed, probably within 14 months.

The university plans on utilizing the other buildings as they are currently utilized, the repair garage as a garage, the barn and storage building as storage, and the Lake House for various group use and classes.

The only new construction contemplated is for a new Plant Operations office and warehouse building. The university's Plant Operations Department has been in an old and inadequately sized building for several years due to the rapid expansion of the school. Recall the previous expansion plans to create a new facility wrapping around the Chiller Building.

Because it was felt that the proposed relocation at the Chiller Building, due to its "hemmed in" nature might prove inadequate in time, the university did not proceed with that concept.

With this acquisition of the Monastery adequate expansion area is now available, and the university plans to erect a new Plant Operations office and warehouse at the southwest corner of the property. This new warehouse will provide space for the bulk storage of materials needed by the university, and will allow greater savings due to bulk purchasing. The office will allow proper space for a growing staff.

Parking will be provided at the new facility for visitors, including accessible parking spaces, and for office staff. The bulk of the plant operation staff will park at the garage and, using golf carts parked nightly at the garage, transport to the new facility and other campus assignments.

Although situated on the SR 52 view corridor, the location is next to a produce retail store that does not contribute to the view corridor. The property itself is an old orange grove damaged by freezes over the years and as such, provides a negative impact to the view corridor. While a pre-engineered building is to be utilized, the front of the building will have a stucco "Mission Style" façade that ties in to the recent architecture on campus. Together with the landscaping that will be installed in conformance with the land development code, visual impact will serve as an improvement for that part of the view corridor.

This development does not require any variances to the Land Development Code nor do any protected trees, pursuant to the Tree Ordinance, need to be removed.



The only approvals needed in addition to those required of the Town (Site Plan Review, Zoning Compliance, Building Permit) is approval by SWWMD for the stormwater design. This approval is in progress and is being handled by Surak Engineering, (813)244.5136.

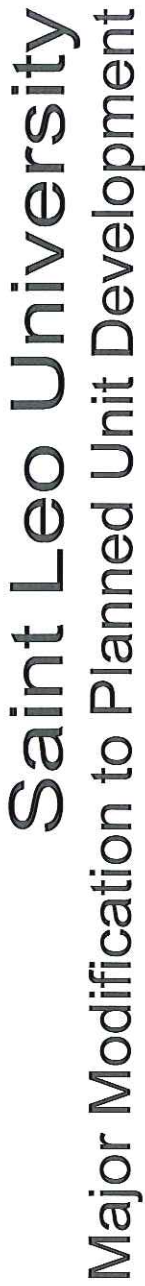
All other utilities will tie into local providers as listed on the site plan.

Until such time that further development occurs on the Monastery site, traffic serving the new building will primarily utilize the Marmion Snyder entrance off of SR 52.

This modification anticipates no changes to the east side campus as listed for "Long Range Development" on the previous Minor Modification No. 4 however, since submittal of the Minor Modification the following projects listed as "Current Development" have been completed (or will be shortly), and have therefore been moved to the "Completed Projects" list:

- Convert construction offices to institutional use (ROTC).
- Convert Marmion Center to institutional use (Admissions).
- Reclaimed water storage (completed within a month).
- Convert Admissions building to institutional use (Music).
- New green house.

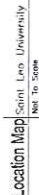




33701 State Road 52  
Saint Leo, Florida  
33574-6665

## Major Modification #1 Submitted 07.15.13

PUD 10-A	Minor Modification #1	Resolution 10.07	Campus Master Plan	Approved 06.04.10
PUD 10-A	Minor Modification #2	Resolution 11.03	Revised Several Projects	Approved 04.11.11
PUD 10-A	Minor Modification #3	Resolution 11.07	Practice Field (N.A., Informal Field)	Approved 07.11.11
PUD 10-A	Minor Modification #3	Resolution 11.10	Admissions and Security	Approved 08.08.11
PUD 10-A	Minor Modification #3A	Resolution 13.01	Green House	Approved 12.10.12
PUD 10-A	Minor Modification #4	Resolution 13.07	Revised Several Projects	Approved 01.14.13



**Note: These Drawings Supplement the Written Application and Supporting Data**







LDK: Low Density Resistant  
POL: Permanent Open Line  
MST: Institutional

[illegible]

THING IS BASED UPON FUNDING AND IS UNKNOWN, LISTED IN NO PARTICULAR ORDER

1. CONCRETE PONT HOUSE	20. STATION OF THE CROSS, WALES
2. REPAIRS BRUNNEN, JERICH	21. BETHLEHEM, STADIUM, KENYA
3. REPAIRS BRUNNEN, JERICH	22. BURNING TOWER
4. CONCRETE BRUNNEN, STATION, LAMBERT	23. KENNEDY PARKING
5. ROOF HOUSE	24. PULLER, STADIUM
6. REPAIRS CONCRETE BRUNNEN	25. CONCRETE BRUNNEN
7. CONCRETE BRUNNEN, STATION, LAMBERT	26. CONCRETE BRUNNEN

1. SCHOOL OF BUSINESS	(2011)
2. SOUTHALL FIELD	(2011)
3. BURNHAMTHORPE FIELD	(2012)
4. BURNHAMTHORPE HALLS N&M	(2012)
5. BURNHAMTHORPE FIELD	(2012)
6. BURNHAMTHORPE FIELD	(2012)
7. BURNHAMTHORPE FIELD	(2012)
8. BURNHAMTHORPE FIELD	(2012)
9. BURNHAMTHORPE FIELD	(2012)
10. BURNHAMTHORPE FIELD	(2012)
11. BURNHAMTHORPE FIELD	(2012)
12. BURNHAMTHORPE FIELD	(2012)

PROCESSES REFERRED TO AS "NATURAL FIELDS"

PROCESSES REFERRED TO AS "THATCHED FIELDS"



- |      | DM:                 | Low Density Per-central |
|------|---------------------|-------------------------|
| POU: | Permanent Open Land |                         |
| NS:  | Institutional       |                         |



[illegible]

Note 1: Part time including weekend and evening MBA students on campus on weekends number 400. However, part time students are not all on campus concurrently. For example, weekend students do not attend weekdays and do not compete with commuting students. At any given time it is estimated that 1/2, or 200, part time students are on campus.

**Note No. 2:** Institutional area listed excludes Lake Jovita area.